

## **Planning Board August 4, 2015**

Present were: Chair Ernie Allain, Regular Members: Greg Estrella, Mark Evans, Martha Creegan, Tom McCue; Ex-Officio Member Sue Tremblay; and Alternate Member Richard Cassidy.

Aline Boucher, John White, Lucie Remillard and Lori Langlois were excused.

Chair Allain opened the meeting at 6:30 p.m. Mr. Cassidy was appointed to be a voting member.

**Public Comments** – there were no comments

**July Minutes** - Mr. Estrella moved to approve minutes from the July meeting; Mr. Cassidy seconded and the motion carried.

### **Excavation Permit Extension Request – Guay, Map 407; Lot 3.02**

Albert & Mary Guay acquired the property on West Milan Road in 2006 and envisioned that they would move their business from Third Avenue to this location. A lot of excavation was going to occur and the Planning Board heard their plan in 2008. They applied for and received permits from DES, and EPA and in 2010 they got an extension from the agencies up to this year. The Guay's are making a request for another extension and DES will grant a 5 year extension provided the Guay's receive the support and concurrence of the local agency that originally granted them a permit.

Plans for the property have changed in that the Guay's no longer intend to develop the property into a commercial project. DES would like it if the land were surveyed and marked to be sure they are staying within the permitted boundaries. Expansion would require a new permit. Because of the size and scope, we want the property reclaimed within 12 months. Originally their reclamation was going to involve building their business.

Mr. McCue commented that reclamation is very important so that the City is not left with a pit filled with water especially for projects that don't pan out. Reclaiming makes the property more attractive to future buyers.

Mr. McCue moved with a second from Mr. Estrella to supporting DES and EPA permit extensions of five years for Albert and Mary Guay on property on West Milan Road (Map 407; Lot 3.000020) provided there is a reclamation plan in place, the excavation area is surveyed and staked as suggested by DES. So moved, the motion carried.

Mr. McCue reported that there were two amendments to mining in the legislature.

**Excavation Activity**

Ms. Laflamme stated that there are a few excavations that may need to be permitted by the Board including one on Dillon property off of Jericho Road and one on property south of the Bodyline owned by Arnold Drouin. If site work is done in preparation for a house then no permit is required; however this excavation has been going on for over five years and there is no sign of a house. The neighbor to the north has expressed some concern over the excavation. The BTLA had ruled that it would be a house property; however with no construction going on, it is time to re-address.

**Dead River Discussion**

Pierre Lessard is suggesting changing the name of the Dead River back to its Abenaki name of the Plumpetoosuc River. The river is completely within the city's boundaries starting at Jericho Brook and ending at the Androscoggin. Board members suggested talking with Michael Eastman. Mr. McCue stated that the river is likely used in some cases to delineate boundaries. Ms. Laflamme will look in to what it will take to change the name.

**Zoning Ordinance Revision**

Ms. Laflamme reported that she will be asking the Council to fund a zoning ordinance re-write in the 2018 budget request. The current ordinance has several inconsistencies and a lot has changed in 17 years. The issue of alternate energy is not addressed and simplifying the ordinance to make it more user friendly would be good. A consultant would be hired to help with the project.

Ms. Creegan confirmed that the city will not be redefining commercial, and residential properties. Ms. Laflamme indicated that is not the intent; however areas such as the Jericho Gateway Zone could be expanded. Mr. McCue clarified that zoning exceptions run with the land, not with the owner. He commented that mixed uses need to be reviewed.

**Project Updates**

Northern Lights received all proper approvals and they are moving forward with their energy project.

Wind tower parts have been coming through the city beginning today. There are two transport companies that will be delivering through next Friday. There are five towers and majority of the equipment is being stored at the Presby property on Route 110.

NHMA will be holding a Right to Know Workshop Tuesday Sept 22; it is free and it is to be held at City Hall 6:00 to 8:30 in the auditorium.

**Other**

Ms. Laflamme explained a Zoning Ordinance change proposal. There have been several Inquiries regarding tourism development and allowances for a Bed & Breakfast. They are currently allowed in Rural Residential by special exception. The problem lies in the discrepancy between the Fire Code and the Zoning Ordinance, each having differing definitions. It would be better if the definitions matched. The amendment will go to the City Council on August 17.

Mr. Estrella asked about a sign that has been proposed for the entrance to the city. Ms. Laflamme indicated that it has been hard to find someone to make the sign base; that person has now been located and work on the sign should progress.

### **Public Comments**

Ms. Tetreault confirmed that the Planning Board authorized Ms. Laflamme to see about the Dead River.

**Member Comments-** none

**Planner Comments-**none

### **Adjournment**

There being no further business Mr. McCue moved to adjourn; Mr. Evans seconded and the motion carried. The meeting ended at 7:35 p.m.

Respectfully Submitted,  
Susan Tremblay